

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

1/8 Bardia Street, Heidelberg West Vic 3081

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$650,000

#### Median sale price

Median price

\$690,000

Property Type

Townhouse

Suburb

Heidelberg West

Period - From

23/12/2024

to

22/12/2025

Source

Property Data

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property		Price	Date of sale
1	1/1 Timor Pde HEIDELBERG WEST 3081	\$585,000	02/09/2025
2	4/20 Setani Cr HEIDELBERG WEST 3081	\$580,000	16/06/2025
3	1/14 Catalina St HEIDELBERG WEST 3081	\$630,000	16/06/2025

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

23/12/2025 10:04



**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$600,000 - \$650,000

**Median Townhouse Price**

23/12/2024 - 22/12/2025: \$690,000

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

## Comparable Properties



**1/1 Timor Pde HEIDELBERG WEST 3081 (REI/VG)**

Agent Comments



**Price:** \$585,000

**Method:** Private Sale

**Date:** 02/09/2025

**Property Type:** Townhouse (Single)

**Land Size:** 162 sqm approx



**4/20 Setani Cr HEIDELBERG WEST 3081 (REI/VG)**

Agent Comments



**Price:** \$580,000

**Method:** Private Sale

**Date:** 16/06/2025

**Property Type:** Townhouse (Single)



**1/14 Catalina St HEIDELBERG WEST 3081 (REI/VG)**

Agent Comments



**Price:** \$630,000

**Method:** Private Sale

**Date:** 16/06/2025

**Property Type:** Townhouse (Single)

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